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SOME OLD

IPSWICH HOUSES

By REV. THOMAS FRANKLIN WATERS.

[FROM THE HISTORICAL COLLECTIONS OF THE ESSEX INSTITUTE,
VOL. XXXIII, 1897.]

The Salem Press,
SALEM, MASS.
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SOME OLD IPSWICH HOUSES.

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It is a partial recompense for the sleepy, unprogressive life that has prevailed in old Ipswich for a century or more that a large number of substantial mansions of the colonial type have been preserved in their pristine simplicity. They have escaped the smart remodelling incident to vigorous prosperity, which often despoils such of their old chimneys, and improves them, as the phrase is, with porticoes, piazzas, bay-windows and modern coverings for the roof, until only a memory of the original house remains. Nearly every one of our ancient mansions retains its severe Puritan plainness of architecture, the great chimney stack, jutting-over stories, small windows and modest front door. The only change they have suffered is the ancient one which was in vogue more than two centuries ago, when new rooms were built on the back side, and new rafters were run towards the ridge-pole, giving the familiar "lean-to" roof.

Many of these houses are of venerable age, beyond a doubt, but not so old by many years, I am convinced, as popular belief assigns them. It pleases our local pride to call them relics of the earliest times. It gratifies their owners or occupants to see them gazed at with wide-eyed wonder by the stranger to whom the story of their great age is told. The visiting artist or lover of antiquarian

lore is enraptured with their appearance and the traditions that cluster about them, and straightway publishes abroad the quaint charm of these old landmarks. When our 250th anniversary was celebrated, certain old dwellings were placarded to the effect that they were built in 1635, or thereabouts. Statements of this nature are still being made at frequent intervals.

In the interest of historic truth alone, I am compelled to call attention to the facility with which error can be made in this field, the importance of recognizing certain cardinal principles of accurate historical research, and the pressing need of an unbiassed application of these principles to the antiquities of our town, before the errors already made are hopelessly crystallized.

A strong presumption against the veracity of any reputed date, before the middle of the seventeenth century at the least, is found in the known facts relating to the architecture of our earliest times.

The builders of this town found it a wilderness, hardly broken by the few squatter settlers who had dwelt here prior to their coming. They built as any pioneer builds to-day, I imagine — as the Plymouth Pilgrims did — simple homes of logs, or hand-hewed timber, with thatch-roof and wooden chimney, well covered with clay to save it from burning. They had no time for elaborate house-building, for land had to be cleared, crops sown and tended, and provision made for their support through the coming winter. They had no material for nice carpentry. Permission to build the first saw-mill, of which any record remains, was not granted until 1649. Every joist and board was sawed by hand in saw pits, or smoothed with the broad-axe. Every nail, hinge and lock was hammered out by the blacksmith.

Adequate evidence of reputed age must of necessity be documented.

Tradition is whimsical and fantastic. It chains poor Harry Main on Ipswich bar, and locates a ghost in his house, recently demolished, which was vanquished by the united efforts of the three ministers then resident here, and effectually cast out. It frightens old Nick out of the meeting house when Whitefield preaches and shows his footprint in the ledge.

Tradition is ludicrously unhistoric. It links the romance of the regicides with a house, that was not built until long years after the last of the famous three had been buried in his secret grave. Tradition is no more reliable than the common gossip of the town. It has a grain of truth to-day. To-morrow it will be wholly false. A month hence, its falsehood will be curious and wondrous.

A sober and reliable man recently affirmed that, in his boyhood, the farm house recently purchased by Mr. Campbell of Mr. Asa Wade was moved from a neighboring corner to its present location; but Mrs. Julia Willett, who was married in the old house that stood about where the present one is, and went to live at Willett's mill near by, states that the present house was built, where it stands, about 1833, and Mr. Francis H. Wade is confident that the house which was moved is the one now owned and occupied by Mrs. William Kimball. How easily the history of these houses is confused and misstated only sixty years away from the fact!

An ancient type of architecture is an insufficient proof of extreme age. One of our most venerable houses was torn down when Mr. George E. Farley's house was built, and its site is occupied by his residence. The old relic had all the marks of great age: huge chimney, projecting over-stories, low, sloping "lean-to" roof, great summers or central beams in the low studded lower rooms, and very small windows.

This corner was purchased by William Donnton of Thomas Lovell in 1695, an unpretending hundred-rod lot with no building of any sort mentioned as standing upon it. These old deeds are very explicit and that so large an item as a house could have been omitted in the description of the estate is incredible. At Donnton's decease his daughter Elizabeth, wife of Robert Perkins, sold her right and title in "the mansion or dwelling house and barn, with part of the homestead on which they stand to our loving brother-in-law, Joseph Holland," in 1721. In 1765, at Widow Holland's death, it was purchased by Francis Holmes, a physician. This old mansion was built, therefore, subsequently to 1695. This type of architecture, it is believed, established itself about 1660, but it continued well into the following century.

Contemporaneous documentary evidence, then, deeds of sale, wills, town records, etc., must be the decisive test, and when the credible written document conflicts with the unwritten tradition or the recorded tradition even, the tradition must go to the wall. Even this evidence must be carefully weighed, for there is possibility of error lurking here.

The question of the identity of a house now in existence with a house mentioned in an early deed or record is always pertinent. As in our own time, a man may buy an estate, remove the old house, build anew, and sell again, and no evidence of this appear in the deeds, except from an enhanced price; so a succession of houses may have occupied the same lot in the past, without a word of allusion in the deeds to any change. It is an historic fact that houses had been built very near the beginning of our town on many lots, which may be readily recognized, and on some of which old houses still remain; but it is far from certain that these are the identical early dwellings.

The use of material from an old house in construction of a new one may also prove a false scent. An old brick with a date stamped upon it may be found; but this may have been used as a souvenir of some earlier building. Unsupported by more substantial evidence it cannot carry much weight.

An interesting illustration of the blending of the old and the new has just been afforded by the building of an addition to the house owned by the late William Kinsman on the South side. On stripping off the modern clapboards it was seen that the boarding was very old. One board of clear white pine, extra thick, was twenty-three inches wide. Many hand-wrought nails were found. As cut nails were not made until 1790, it might have been surmised that this was the identical old house that deeds of sale mention far back into the preceding century. But it is known that this old building was either destroyed, or changed so completely that a new house resulted about the beginning of this century, and careful inspection shows old nail holes that indicate an earlier use of these old boards.

The question of age then, it will be seen, is one that admits of no certain solution in many instances. Identity may not be disproved, but it is not established for lack of proof to the contrary. The principles we have already outlined, as underlying all historic judgment, compel us to admit the existence of doubt as to the validity of the supposed date, where great antiquity is assumed.

It will be recognized readily now, that the accurate determination or even approximation of age of any building involves much careful research. Step by step, advance must be made toward the goal. No guesswork, no hasty assumption, no romantic fancies can be tolerated. The toil involved is great, but it is as fascinating as the pry-

ing open of any secret in nature or in history. In my own researches I have arrived at certain conclusions which I proceed to state, as an illustration of the method which seems to me necessary, in every case, before probable accuracy can be assumed.

JOHN WHIPPLE'S HOUSE.

The old house now owned by Mr. James W. Bond, near the depot, shall be the first considered. In the original division of lands, according to the town records, Daniel Denison received two acres near the mill, Mr. Fawn's house-lot being southwest, and Mr. Fawn's lot was bounded by Mr. Samuel Appleton's on the southwest. The Denison land included the area bounded by Market, Winter and Union streets at present. The Appleton ownership of land beyond the old house is unquestioned. Mr. Fawn's house-lot included the site of the old mansion.

As early as 1638, allusion is made in the town records to the house-lot "formerly John Fawn's." Felt says that he removed to Haverhill in 1641. He may have gone earlier. In the year 1642, John Whipple was in occupation of this property, for in that year the town ordered that John Whipple "should cause the fence to be made between the house late Captain Denison's and the said John Whipple, namely on the side next Capt. Denison's." Denison had sold his house and land here to Humphrey Griffin on Jan. 19, 1641, the record informs us, so that the allusion to a change of ownership occasions no difficulty.

Mr. John Fawn executed a quitclaim deed in October, 1650, which confirmed the sale of a house and $2\frac{1}{2}$ acres of land to Mr. John Whipple, formerly sold unto said John Whipple by John Jolley, Samuel Appleton, John Cogswell,

Robert Muzzey and Humphrey Bradstreet. The nature of this earlier transaction is a mystery, but Fawn's title was not wholly extinguished until this deed was executed.

The will of John Whipple, senior, signed and sealed May 19, 1669, gave his house, etc., to his son John. Capt. John Whipple's will dated Aug. 2, 1683, left his property to his sons, John, Matthew and Joseph, and his daughter. Joseph, not yet of age, was to have the house where he lived, if the other sons agreed. In the actual division "the mansion house, his father died in, with the barn, out-houses, kiln, orchard, etc., with $2\frac{1}{2}$ acres of land more or less," was given to John.

The Whipple malt kiln is frequently mentioned from very early times. The building mentioned in this will is probably the same that stood where the mill store-house is now, which was removed about sixty-five years ago to the lot adjoining the South parsonage, built up a story, and still serves the better purpose of shop and woodshed, its boards and timbers blackened by years of malting.

Major John Whipple in his will, 1722, gave his daughter, Mary Crocker and her heirs, his homestead and many of the furnishings; and a remembrance to his son-in-law, Benjamin Crocker. Mr. Crocker was a teacher of the grammar school and preached frequently. Major Joseph Hodgkins married a daughter of Benjamin Crocker, and bought out the others, I am informed. At his decease, Mr. Nathaniel Wade, a son-in-law, was administrator and sold the house and an acre of land to one Moore or More, who in his turn sold to Mr. Abraham Bond. Another acre was sold to Mr. Estes.

The pedigree of this property seems beyond a doubt. Mr. Saltonstall never owned a foot of land here. His ownership of the mill in the near vicinity is beyond question. He also owned the "Mill Garden," as it is called

in the old records, but the location of this latter property is settled beyond question by the deed of sale, by Richard and Nathaniel Saltonstall to John Waite and Samuel Dutch (April 2, 1729), of one-third of the "Mill Garden," comprising one and one-half acres, bounded on the south-east by the Town River, on the north-east and north-west by the County Road, and on the south-west by the road leading to the mills, with house, dye-house, stable, mills, etc., lately the property of Col. Nathaniel Saltonstall of Haverhill.

Dutch disposed of his interest in the two grist mills and the piece of land called the Mill Garden near the mills, to John Waite, Jr., on Feb. 19, 1730. This "Garden" included, therefore, all the land bordering on the River from the Choate Bridge, down Market street, to the corner of Union, and then up Union street to the Mill. The house mentioned in the former deed was not Mr. Saltonstall's residence. His town dwelling and a goodly fourteen acre home-lot were on the South side, and his deed of sale to Samuel Bishop (Sept., 1680), with other deeds, which will be mentioned in the study of "a group of old houses near the South Green," shows that his mansion was near the southern end of the Green.

Pleasing as it is to the popular mind to associate the name of the high-born Saltonstall with this old mansion, if we value truth, as I interpret it, we must drop the old fable. As to the present house, it cannot reasonably be identified with the house of 1640 or thereabout, on the general grounds we have mentioned. The first John Whipple left an humble estate, the second John was very wealthy. His estate inventoried £3314. His household effects were elaborate and multitudinous. The probabilities are that he built the present mansion some time subsequent to 1669 and prior to 1683.

THE APPLETON HOUSE.

The comfortable residence of Mr. George D. Wildes, on the corner of Market and Central streets, is much more ancient than its appearance indicates, and is one of the most interesting of our old mansions.

Happily, it has been owned by a succession of well-to-do people, who have kept it in excellent repair. The original shape of the house has been lost, however, as it was formerly three stories high, and several modern additions have been made. Mr. Hammatt surmised that it was built about 1681. This cannot be true. Col. John Appleton bought the lot, containing about an acre and a half, of Jacob Davis, for £33, February 25, 1707. There was no house on the land at that time. An old map of this locality shows that it was there in 1717. Between these two dates, probably about 1707, the house was built.

Colonel Appleton was Chief Justice of the Court of Common Pleas for many years, and Judge of Probate for thirty-seven years. He was also a Deputy and Councillor. In his day, the old mansion was one of the finest in our town, and was renowned for its elegance and open hospitality. Governor Shute on his way to New Hampshire tarried here in 1716, and many a distinguished traveller enjoyed its good cheer.

Col. John's son, Daniel, succeeded to the ownership on his father's death. He was also a Colonel, a Representative, a Justice of the Court of Sessions, and Register of Probate from January 9, 1723, to Aug. 26, 1762.

Another Register of the old Probate Court, Daniel Noyes, who filled the office from Sept. 29, 1776, to May 29, 1815, owned and occupied this house, already so closely associated with the judicial annals of our town. He was a citizen of the finest quality. He was graduated from

Harvard in 1758, taught the Grammar school from 1762 to 1774; was delegate to the Congress of the United Colonies in 1774-5, and became Postmaster in 1775.

Mr. Abraham Hammatt, the eminent antiquarian, purchased and remodelled the house, and from him it has come by inheritance to its present owner.

Before it was remodelled, it contained a dark chamber or closet, which came to have no small celebrity as the reputed hiding place of one of the Regicides. No record or tradition remains of any sojourn of a Regicide in this vicinity, and the house was not built for years after the last of the eminent fugitives had been laid to rest in his secret grave.

Nevertheless, the romantic tale found ready credence, and still survives. The late Mrs. Wilhelmina Wildes used to declare that it was the invention of some airy seminary girl, who roomed in the old house. Be that as it may, the dark room in question was very likely the repository of the probate records. It is well known that "Squire" Lord, who succeeded Mr. Noyes as Register, kept the books in his house until the brick probate office was built, and it is more than probable that Mr. Noyes and his predecessor, Colonel Appleton, provided a place of deposit under their own roof.

"YE SPARKS 'ORDINARY.'"

Close by the Wildes mansion the Baker house, so called, now occupied by Mr. George K. Dodge, affords an interesting study. Is it identical with the famous old hostelry kept by John Sparks, at which Judge Sewall used to lodge, and many another famous man?

This location was originally granted to William Fuller,

the gunsmith of the Pequod expedition. To the half acre the town granted him, he added half an acre more, which he purchased of William Simmons, and another small lot which was bought of Christopher Osgood, who then adjoined him on the lower side, making about an acre and a quarter in all. He sold this with the "small dwelling" he had built to John Knowlton, shoemaker, in 1639. Wm. White succeeded in the ownership, and sold "the dwelling house, barn, orchard, garden and Parrocke or inclosure of earable land adjoining," two acres in all, to "John Sparks, Biskett Baker," in 1671. In that year he received his first license "to sell beere at a penny a quart, provided he entertain no Town inhabitants in the night, nor suffer any to bring wine or liquors to be drunk in his house." He built a bake house for the furtherance of his business. For twenty years he kept his ordinary, and then sold an acre and a half of his property with the bake house and barn to Col. John Wainwright, but continued to live on the remainder. In 1705, John Roper sold the Colonel the house, "formerly in possession of Mr. John Sparks, now in possession of Mary, widow of John, with a small parcel of land."

When Colonel Wainwright sold the whole estate to Deacon Nath. Knowlton in 1707, it included two distinct tenements, as they were styled: the one higher up the Hill, occupied by Thomas Smith, innholder (which was probably the old tavern); the other, at the southeast corner, occupied still by the widow Sparks, who had a life interest in it. Deacon Knowlton divided the estate into three parts and sold them in 1710. Ebenezer Smith bought the lot on the southeast corner of the estate, with six rods frontage, and a small dwelling house. It is specified that it adjoined the Appleton property, now the Wildes estate. This then is easily identified as the

location now occupied by Mr. Charles W. Brown, the apothecary.

The middle lot, containing an acre of land with house, barn, etc., was sold to John Smith, shoemaker. The upper lot, measuring three rods on the street, without a house, was bought by Ephraim Smith, brother of John.

John Smith sold a part of his lot to Edward Eveleth in 1732, and all the rest of his estate, with the house, to Jacob Boardman in 1734. Boardman sold to Patrick Farren, a periwig-maker, and to James McCreelis of the same craft in 1735. McCreelis bought the other half and sold the whole to Nath. Treadwell, innkeeper, in 1737. Jacob Treadwell, son of Nathaniel, received "the tavern house" and land as his portion of the paternal estate in 1777. The Treadwell tavern was frequented by John Adams and the Bench and Bar of pre-revolutionary days, and figures in the diaries of the time. Moses Treadwell, jr., came into possession in 1815 and in 1834 his executors sold to Joseph Baker, Esq., of Boston, whose name still attaches to the house.

Evidently the house that the widow Sparks occupied stood about where Mr. C. W. Brown's house is to-day, as we have mentioned above. Was this the inn, or was the building, called the "bake-house," really the ordinary? The house is called a small house. Thomas Smith, the purchaser of the bake-house, etc., was an inn-keeper. I surmise that the latter alternative is the more probable. Is the present Baker house identical with that old "bake-house?" Its whole appearance indicates later architecture and more noble use. The probabilities all seem to me against such identification. But I know of no data which can establish its exact age. It was built evidently for two families. The two large chimneys seem to have been built in their present location, and not to replace an

original central chimney stack. The arrangement of stairways, etc., indicates this double use. The house that Jacob Boardman sold to Patrick Farren and James McCreelis in 1735 was a double house and probably this. Boardman bought the place in 1734 and it is wholly improbable that he would have built a new house and sold it at once. So it belonged to John Smith, we may presume, and John Smith may have bought it in 1710 and it may be the very house that Thomas Smith, innholder, used for an ordinary in 1707. But of this we cannot be sure. The only thing we can seem to affirm with any certainty is that it was probably erected prior to 1734.

The old house that now occupies the corner of Winter and Market Sts. was moved there some fifty years ago from its original location between the Baker house and Mr. Brown's. Christian Wainwright, the widow of John, bought this lot in 1741. There is no mention of a house in this deed, but in her deed of sale to Daniel Staniford, in 1748, the house is specified. It was built between these two dates.

JOHN PROCTOR'S HOUSE AND ITS NEIGHBORS.

Three neighbors of the olden time were John Proctor, Thomas Wells and Samuel Younglove, and it has been affirmed so often, that it has become an axiom, that Mr. Samuel N. Baker's residence is the old Proctor house, that the ancient dwelling that stood where the Town House is was Wells's, and that Younglove occupied an ancient house, which disappeared long ago, farther along the street. If we search carefully we may arrive at a different conclusion.

John Proctor's lot, on which his house stood, occupied the square now bounded by South Main, Elm and County

streets and the River. Of this there can be no doubt. Proctor sold to Thomas Firman in 1647, and in the following year, in the inventory of Firman's estate, Mr. Proctor's property was appraised at £18 10s., a low valuation indicating a small and cheap house with this amount of land. George Palmer owned it in 1651, as he sold then to Ralph Dix, and in 1661 Dix sold this $2\frac{1}{2}$ acres and house to Ezekiel Woodward. Incidentally we learn where the house stood. Liberty was granted Cornet Whipple, in 1673, "to sett up a fulling mill at the smaller falls, near Ezekiel Woodward's house." Woodward's house then was on the County-street side of the lot, and where else should we naturally suppose it? County street, from the corner by the church to the river, was one of the most ancient thoroughfares. The present South Main street, on which the Baker house fronts, was not opened until 1646, when the cart bridge was built. Years after the bridge was built, in 1672, Ezekiel Woodward sold Shoreborne Wilson a half-acre tract, which had a frontage on the street, now called South Main, of seven rods, and was bounded by his lot on the south and east, and on the north, by "the Common and the River," which would indicate that the two rods "fisherman's way" was continuous along the river bank at that time. Seven rods, measured from the river bank, includes the site of the Baker mansion, and at this date, 1672, there is no evidence that any building of any sort had been erected on this lot.

Woodward sold the remainder of his land and house to John Hubbard in 1679. Hubbard sold to Nathaniel Rust, senior, 1685, one acre of this property, the eastern portion, with the house, reserving a right of way, where Elm street now is, and on the same day, he sold Shoreborne Wilson the remainder, the western part on South Main

street, reserving one rod wide against Knowlton's fence for a right of way, as in the previous deed, no edifice being mentioned.

Wilson sold his house and an acre and half of land to John Lane in 1694. As he bought the vacant lot in 1672, the house was erected between these two dates, 1672 and 1694.

John Lane sold the property to Edward Bromfield and Francis Burroughs of Boston, in 1697, and from them it passed to Samuel Appleton in 1702. After his death, Jasper Waters and Jasper Waters, junior, of London, linen drapers, creditors, possibly, of the deceased merchant, purchased the widow's right of dower, and sold the estate to Isaac Fitts, hatter, consisting now of a mansion or dwelling house, barn, etc., in the year 1734.

Fitts sold the northern corner of this property "near the southerly abutment of Town Bridge" to Thomas Burman, junior, April 5, 1736; and now, for the first time, it is mentioned that a house and barn are located here. The conclusion of the matter is, therefore, that the Baker mansion is the old Shoreborne Wilson residence, built between 1672 and 1694, and that the old Ross tavern, as it came to be, now owned by Mr. Warren Boynton, was built between 1734 and 1736.

Thomas Wells's house and land came into the hands of Stephen Jordan, and were sold by him to Samuel Younglove, jr., and by him to George Hart. Various deeds make it plain that the house was on or near County street.

Samuel Younglove, senior, owned a lot, which fronted on South Main street, and his house is located pretty definitely by his deed of sale of house, barn and an acre of land to Dea. William Goodhue in 1669, and in Joseph Goodhue's deed to Isaac Fellows, junior, 1694. It stood not far from the old gambrel-roofed house on the estate of the late John Heard.

One word in this connection as to the site of the original Foot Bridge, alluded to in our earliest records. The record mentions that Thomas Wells's house-lot was "on the further side the River, near the foot-bridge." Locating Wells on the corner of Elm and County streets, we may locate the Foot Bridge at the only natural and easy place for such a bridge in this vicinity. Originally the land on which the saw mill now stands was a rocky island, separated by a narrow stream only from the mainland on the south. A single tree trunk would have reached from the old highway to the island, another long log would have spanned the rocky river bed at its narrowest. A foot-bridge here would have afforded easy access to the meeting house and the centre of the little community. Here, I believe, the foot-bridge of ancient Ipswich really was.

But the record remains, I am aware, that, in 1655, the Town "agreed with John Andrews Junior, to bring so many sufficient rayles to the Bridge-foot as will cover the Bridge over the River, neare the mill for the sum of £3," and it has been assumed that thus the foot-bridge was near the mill.

But foot-bridge and bridge-foot differ as truly as a horse chestnut differs from a chestnut horse. The bridge-foot evidently means the end of the bridge, or the approach to the bridge, for the bridge in question is the cart-bridge as the record itself makes evident. Thus the same Mr. Andrews was granted six acres of salt marsh for gravelling "the one half the Bridge the rayles are laid," and John West is awarded as much more for the other half. No conceivable foot-bridge would have involved such large expense.

Confirmation of this sense of the word is found in the assignment of Isaiah Wood as surveyor of highways, "from the toot of the Town-bridge to the turning of the highway on this side Windmill-Hill," in 1678.

ON THE RIVER BANK.

The river bank from the mill-dam to the Bridge was wholly unoccupied and ungranted as late as 1693, except one small lot by the dam, which was occupied by Samuel Ordway's blacksmith shop. In March of that year, the Selectmen laid out this stretch of land in twenty-three lots, ranging from thirty-six feet to eighteen feet in width, and granted them to as many individuals. It was stipulated by the Town that these lots were given "provided that they make up the banck strong front to ye low water mark and no further into the River, and that they build or front up their several parts within twelve months after this time, and that they build no further into the Street than the Committee shall see fit, and that they cumber not the highway nor stop the water in the street, but make provision for the water to run free into the river under such buildings, and also that each man's part be sett out, and that each person provide and make a good way by paving a way four foot wide all along before ye said buildings for the conveniency of foot travellers, and to have posts sett up upon the outside to keep off Teams from spoyling the same, and that it be done with stone, or if they are timber, must be purchased of others, if they have not of their own timber."

These rigorous conditions discouraged the improvement of the lots. They reverted to the Town, apparently, for the most part. Robert Lord built a shop, and Mrs. Dean owned a house on this territory, prior to 1722. Rev. Augustine Caldwell identifies the Dean house with a dwelling that formerly occupied the site of the old lace factory now used as a tenement house.¹

Joseph Abbey received a grant, made a wall and built a house near Mrs. Dean's. In 1723, he petitioned the

town for help, as his place had cost him more than he anticipated, and received ten pounds. His house was built about 1722, probably, and Mr. Caldwell states that this is the old house formerly occupied by Mr. Wesley K. Bell.

Nathaniel Fuller bought the lot assigned his brother Joseph, twenty-eight feet wide, in 1693. Thomas Knowlton bought Cornelius Kent's lot, eighteen feet wide, and sold to Fuller, whose lot was then forty-six feet in width. He built the wall, filled in the lot suitably for building, and erected a dwelling. Allusion to "Nathaniel Fuller, deceased" in 1726, shows that his house antedates that year. In 1739, Nathaniel Knowlton of Haverhill gave a quitclaim deed of the house, etc., of the late Nathaniel Fuller to Nathaniel Fuller, junior, tailor, and it is described as "joining the Town Bridge." This is the house owned by the late Mrs. Susan Trow. It had originally a central chimney stack.

Isaac Fitts, hatter, petitioned for forty feet on the river bank, adjoining Fuller's land in 1726, that he might set a dwelling thereon. This was granted provided he built within two years. He built at once, for Joseph Abbe asked the Town in 1727 to add twenty feet more of the river bank to his former grant "the front to extend from the Easterly corner in a straight line toward Isaac Fitts's dwelling, which is the easterly corner of said Abbe's shop." Fitts sold to Arthur Abbott, innholder, for £240, in 1733, his house, shop, half the well, and eight rods of land, "being partly a grant made to Capt. Daniel Ringe, the other to me by the Town." The lot had sixty feet frontage, and abutted on the south on the land dwelt on by Jonathan Lord. Abbott sold to Cornelius Brown, of Boxford, for £370 bills of credit, bounded by Jonathan Lord and Nathaniel Fuller, in 1738. Daniel Brown, of Cambridge, sold to Daniel Badger, painter, in 1760; Mary Badger to Timothy Souther; one-fourth interest in 1794,

bounded by Nathaniel Rust and John Kimball. This is the old "Souther" house, next south of Mr. Baker's store.

William Jones desired "the remaining part of the River's bank next Joseph Abbe's grant down the River to the place reserved for a highway which is about 60 feet," in 1727. This was granted him, and the Committee recommended that a way twenty feet wide to the river be reserved. This public way to the river remains, adjoining the property lately owned by Wesley K. Bell, Esq. The house, on the south side of this way, is the one erected by Mr. Jones at this time, now owned and occupied by Mr. Edward Ready.

The lot adjoining the twenty feet way in 1726 was granted Joseph Manning, who was desirous of settling in his native town, but had no dwelling place. It was eighty or ninety feet long. Dr. Manning built his house forthwith, and occupied it to the time of his death, 1786. By the provision made in his will, it then became the property of his daughter Anstice, wife of Francis Cogswell, who sold the house, warehouse, and one hundred and six feet frontage, to Joseph Cogswell, in 1808. Here Joseph Green Cogswell, the eminent teacher of the Round Hill school and librarian of the Astor Library, was born. It is owned now by Mr. Josiah Stackpole.

The house between this and the Souther house is al-luded to as occupied by Jonathan Lord as early as 1733. and was probably built about the time its neighbors were. It is quite a remarkable circumstance that six very comfortable houses stand here side by side, every one of which was built in the near vicinity of 1725.

A GROUP OF OLD HOUSES NEAR THE SOUTH GREEN.

Richard Saltonstall owned fourteen acres, about eight acres of which lay to the south of the brook, then called

Saltonstall's Brook, and frequently alluded to under that name, and the remainder north of it, extending from the highway to the river. This is the brook that crosses the road by Mr. Josiah Stackpole's soap factory. Mr. Saltonstall's house was somewhere north of the brook.

This whole property, including his mansion, he sold to Samuel Bishop representing the estate of Thomas Bishop, September, 1680. Job Bishop sold to Capt. Stephen Cross in 1684. Cross divided the property. In 1689, Nathaniel Rust was in possession of the part on the south of the brook. The half acre, north of the brook, fronting on the street was sold to Elisha Treadwell and by him to John Treadwell in 1689, and by him to Thomas Manning in 1691. Manning also acquired a rod more frontage in 1692 and a quarter of an acre in the rear in 1696. This tract did not include Saltonstall's house.

Capt. Stephen Cross left the remainder of his estate to his two minor sons, Stephen and John, in 1691; and in 1706, Stephen sold to Benjamin Dutch, sadler, his right and title to the dwelling house Dutch occupied, and the land for £65.

Dutch sold Thomas Norton, tanner, for £140 in 1730, a house and six rods square of land, bounded by Manning and Dutch's other land and the highway. This is the house that now stands in dismal decay just opposite the Parsonage, and it seems to have been built between 1706 and 1730. Even if Dutch acquired only a half interest in the Cross house and five acres of land for £65 in 1706, the increase in value between that and £140 for a house and only thirty-six rods of land, indicates that a new house must have been erected on this site. At Mr. Norton's decease, it became the property of his widow. Subsequently Margaret Norton executed a deed of half of it to her brother, George Norton. Then it belonged to Thomas Appleton, to John Wade, etc.

Returning now to the south of the brook, Nathaniel Rust sold an acre, bounded by the brook and the street, including buildings, tan-yard, etc., to Thomas Norton in March, 1700, and in November of that year Norton married Mercy Rust, daughter of Mr. Nathaniel Rust. Mr. Rust, it will be remembered, was ordered to furnish the gloves for Mr. Cobbett's funeral in 1685.

In 1701, Rust sold his son-in-law the seven acres adjoining the tan-yard lot, and in 1710, he sold Norton and Daniel Ringe, who had married his two daughters, his house and land where the South Church now stands. Norton and Ringe sold out to Ammi Ruhamah Wise in 1723, and I suspect that, at this time, Deacon Norton, as he was then called, built the substantial house that stands to-day in excellent repair, under the great elm tree, and evincing in its interior finish a wealthy builder.

Thomas, the son of the Deacon, a Harvard graduate, and once teacher of the Grammar school, married Mrs. Mary Perkins in 1728, and his father took to wife the widow Mary Rayment of Beverly, 1729.

This double marrying seems to have resulted in the purchase of the Dutch house by the senior Thomas, in the following June, as Thomas Norton, junior, was witness to the signature.

Deacon Norton died in 1744, and Thomas, junior, inherited the estate. Thomas Norton, junior, died in 1750. At his death, his widow was apportioned the "Dutch house" and its thirty-six rods of land. His son Thomas received the homestead, barn, bark-house, old house, Beam house, tan-yard and pits, half the little house, etc. The homestead was appraised at £226, 13, 4. In 1771, Norton sold the whole property to Dummer Jewett for £240, and in 1791, his widow sold it to the County of Essex "to be improved and used as a House of Correction." The

prison was built near the site of the residence of the late Rhoda B. Potter, and the grounds inclosed with a high red fence. The old mansion was the keeper's residence. Many old people remember it while it served this use.

Despite its fresh appearance, the comfortable house lately owned and occupied by Mrs. Potter, is of venerable age. It was built on the corner now occupied by the Meeting House of the South Parish, and when that edifice was erected in 1837, it was removed to its present location. The well belonging to it remained visible until recently, in the old corridor in the cellar, near the door.

I presume from its interior architecture that the present house is identical with the one owned and occupied by Dr. Samuel Rogers, a prominent citizen, for many years, on the original site. Rogers purchased the property of Daniel Wise, in June, 1750. Wise received it from his father, Major Ammi Ruhamah Wise, son of the celebrated Rev. John Wise of the Chebacco Parish. Major Wise purchased from Daniel Ringe and Thomas Norton, in 1723, who bought the estate of Nathaniel Rust, their father-in-law, in 1710. Rust acquired the property, with a house and barn, on June 2, 1665, by purchase, from Deacon William Goodhue, but I am unable to find the deed of Goodhue's purchase. I presume it was a part of the original Younglove grant. It seems improbable that the house mentioned in the deed of 1665 should have been good enough in 1837 to be removed and repaired. The joint ownership of Ringe and Norton may indicate a double house at that period. It would not be hard to believe that Major Wise built it in the days of his prosperity, but this must be wholly a matter of surmise.

The old Wade mansion was built in 1728 and has always remained in the family. It was inherited by Nathaniel Wade, who served with conspicuous honor in the

Revolutionary War. When Benedict Arnold went over to the British, Washington at once sent an order to Colonel Wade to take command of West Point and hold it, saying "We can trust him." The original military order, bearing Washington's signature is a priceless relic, now in the possession of Mr. Francis H. Wade. An attic room in this house has always been called "Pomp's" room. Pomp was a slave of the olden time, but a very jolly fellow with a gift for doggerel rhyme which was exercised on many occasions. One day, the tradition runs, he came back from town with the astounding news:

"Here is more of old Choate's folly
He's torn down the old bridge
And turned out Walley."

The old town bridge was replaced by the stone bridge in 1764, and in the same year Rev. John Walley resigned his pastorate at the South Church. Colonel Choate was so conspicuous a citizen and official that his name is still borne by the bridge. He was very prominent in church affairs as well.

The worthy Thomas Norton, junior, owned a slave Phillis, valued in the inventory at £26, 13s. 4d. These old mansions are filled with weird memories. Pomp and Phillis are mementoes of slave life in our county.

The residence of Mr. F. T. Goodhue is venerable and interesting. Rev. John Rogers, in 1734, deeded his son Samuel, a physician, about half an acre here, described as "all yt part of my homestead or old orchard, lying before the land that was Mr. Francis Crompton's, from the South corner, opposite said Crompton's land by a strait line to ye street or highway, with all building, trees, etc." It hardly seems likely that the house would not have been mentioned specifically if it were then built.

Dr. Rogers sold his dwelling house, land, etc., to John Walley, first pastor of the South Church, and Mr. Walley sold it to his successor, Joseph Dana, in 1766, "excepting the hangings being painted canvass in the Front Room, nearest to the meeting house, as also the hangings in the chamber over said room which, it is mutually agreed, said Joseph Dana shall take down with all convenient speed and deliver to said John Walley at his order."

I should judge from the deeds that Samuel Rogers built the house in 1734 or subsequently.

Old people remember an ancient house, that stood near the corner of the Heard land, facing the east. This was the home of Col. John Choate, Esq., in early days, and was purchased by him of the heirs of Francis Crompton. Crompton bought the land, three acres, without any sure mention of a house in the deed, in 1693. Averill, the earlier owner, was a poor man, if I associate the correct inventory with his name. Crompton probably built the house. It fell into decay and was removed more than fifty years ago.

Before leaving this locality, it may be of interest if we trace the outline of the original Saltonstall property, since it establishes incidentally several interesting facts.

We have mentioned that the Thomas Manning property and the Thomas Norton property included an acre or more of the Saltonstall estate. Benjamin Dutch sold a lot containing thirty square rods, six rods frontage and five rods depth, adjoining Mr. Norton to Joseph Appleton in 1730 for £72. It is styled a "certain piece of upland" and no house was included in the purchase. But Joseph Appleton had a house here some years later, and it is likely that he built it about the time of his purchase. A well near the street in Mr. Theodore Cogswell's vacant corner

lot here may have been Appleton's well. It is interesting to note the fact that, although the deeds mention this house repeatedly, it disappeared so long ago that no remembrance or tradition of its existence has survived. The remainder of the Saltonstall property, four acres less or more, was sold by Benjamin to Nathaniel Dutch, for £150 in 1737. It was bounded on the northeast partly by Rev. Mr. Rogers' land and partly by common land, that is, the old training field; but it embraced quite a portion of the present Common, for the Joseph Appleton lot was bounded by it on the north.

Nathaniel Dutch sold 95 rods in 1733 to William Story, Esq., Isaac Dodge and Samuel Lord, jr., a committee of the First Parish, and Joseph Appleton, Esq., John Baker, Esq., and Isaac Smith, gentleman, a committee of the South Parish, "for the purposes of a burying yard forever." "Beginning at the east corner thereof at a stake in Dutch's line, twelve feet southeast of the southeast corner of said John Baker's homestall," it was bounded thirteen and one-half rods on Baker's land, then seven rods on the west side on Dutch. It was a rectangular lot, $13\frac{1}{2}$ rods by 7. The remainder of his four acres was mortgaged by Dutch to William McKean (the deeds mention "about five acres") in 1785. McKean acquired possession and sold to Dr. John Manning in 1793.

Manning sold John Wade, a strip of "twenty-one feet deep and as wide as the land he had bought lately of Thomas Appleton" in 1794. In July of that year he sold the town, for £13, 10s., "twenty-two square rods of land lying on the road opposite the house of Col. Nathaniel Wade, beginning four feet from the easterly corner of the house lately owned by Joseph Appleton, Esq., deceased, in front toward the road and extending northerly as the wall now stands to a stake and stones in the training field.

and from thence southeast to the old road, thence on the old bounds on the road to the first bounds mentioned, for the purpose of widening the road for the convenience of the public." It would appear from this that the road was much narrower then than now.

In May, 1795, Dr. Manning sold the two Parishes a piece of land adjoining the burying ground, "beginning one rod and a half from the southeast corner of the old burying place in a right line toward the road, then south four rods, then west 20 rods, then north seven rods, and along the burying ground to the first bound." This gave the burying ground a width of fourteen rods, a depth of thirteen and one-half rods on the Baker line and of twenty rods on the southerly side. A second enlargement was made, not many years ago, when Rev. John Cotton Smith purchased the land of William Kinsman, which has been divided into lots on the south side of the yard. In June, 1795, Manning sold Thomas Baker an acre of land between the burying ground and the river, and in May of that year, he had sold the town for 5s, "from desire of accommodating the Town with a more convenient training field; beginning at the southeast corner of the homestead of the heirs of John Baker, Esq., deceased, thence southeast to land I lately sold the inhabitants of the Town, thence southwest until it comes within four rods and 6 feet of the house formerly owned by Joseph Appleton, Esq., thence west northerly til it strikes the burying ground 23 feet to the north of the southerly corner thereof, thence northeast to the bounds first mentioned, containing about half an acre."

The curious antiquarian can locate these lines with approximate accuracy, and it appears probable, that if the stone wall now separating the burying ground from the Heard estate were prolonged in the direction it runs until

it reached well into the present highway, we should have the northern bound roughly traced of the original Saltonstall grant. The training field and Green were much smaller therefore than to-day.

While this boundary of the Saltonstall estate is fresh in mind, attention may well be given to a claim made by the widow of President John Rogers, who then occupied the estate of Rev. Nathaniel Rogers, to land now included in the Common or the public thoroughfare, by virtue of a grant of six acres made by John Winthrop in 1634. In the town record, under date of April 8, 1686, the entry is made :

"Whereas, Mrs. Rogers claimeth part of the land without the line from the gate and stable end, upon a line to the land of Mr. Saltonstall's, and some land in the end of the now orchard before the land of William Ivory's, all this upon the satisfaction of a grant of land to Mr. Winthrop of six acres of land in 1634.

"Voted and granted that, provided that Mrs. Rogers give in to the Selectmen in the Town's behalf, that she and her heirs shall secure the Town from any further demand for satisfaction of said grant from Mr. Winthrop and his heirs and her and her heirs, that then the Town will pay to said Mrs. Rogers within one year the sum of ten pounds in Common pay, and she secure the Town from any claims of herself or her heirs, from the land on the outside of a straight line, from the said gate to Mr. Saltonstall's fence, formerly as the stable end stands, and from all the land on this end of the now orchard covering the length of four rayles as the fence stands upon a square from the paile fence to William Ivory's fence, then the said sum shall be paid by the Town."

The original deed with seals and signatures is in the Town Record, and it provides "that the said land laid

downe shall lie common and be not impropriated by any particular future grant to any person or persons."

Further specification is made in the deed of "a straight line from the fence of Stephen Cross formerly Richard Saltonstall's, Esq., ranging to her gate post, and so stretching the length of four rails beyond the causeway end, and then on a square to the fence of William Averill's."

The meaning must be guessed out for neither Resolution nor Deed is luminous. I have always interpreted this transaction as securing the Town's title to the land bordering on Mr. F. T. Goodhue's property, and some portion of the old training field. One fact is beyond question. Mr. Winthrop's "six acres near the River," granted in 1634, included the whole or part of the fine open meadow belonging to the Heard estate. This belonged to the Rogerses, and Rogers must have purchased from John Winthrop.

THE "WINTHROP HOUSE," SO CALLED.

The name of Winthrop has been associated with the old Burnham house on the Argilla Road, now occupied by Mr. Perley Lakeman, but without reason.

In 1636-7, the town granted George Giddings about 16 acres of land, meadow and upland, having the highway to Chebacco on the northeast. In 1667, Giddings sold Thomas Burnham "my dwelling house, wherein said Thomas now dwelleth" and twelve acres of land, bounded north by Mr. Jonathan Wade's land, west and south by land of Rev. Nathaniel Rogers, and east by the highway leading to Chebacco.

Giddings owned no other land on this road, and the bounds given locate it beyond a doubt. Generations of

Burnhams possessed it, until the sale to the present owner a few years since.

There is not a scrap of documentary evidence, known to me, that suggests Winthrop's ownership. As for the house itself, Dr. Lyon, of Hartford, an expert in olden architecture, pronounces it to have been built in the latter part of the seventeenth century or the early years of the following one.

THE HOWARD HOUSE.

Fronting the new stone bridge, on Turkey Shore, is the well preserved "Howard house" as it is sometimes called. Mr. Caldwell in his Notes to the Hammatt papers states that it was owned by Aaron Wallis, half a century ago. Before him Capt. Ebenezer Caldwell, who died in 1821, was its possessor. His first wife was Lucy, daughter of Samuel Ringe. Ringe bought the property of Stephen Howard, who inherited it in 1766 on the death of his father, Samuel Howard. Samuel bought the shares owned by his brothers William and John at his father's, William Howard's, death. To this it may be added, Howard bought six acres of land with the dwelling in 1679 of Uzal Wardell. Susanna Ringe, the wife of Wardell, junior, sold her father-in-law, Uzal Wardell, her third of her father's, Daniel Ringe's estate in 1669. Ringe bought of Thomas Emerson in 1648, a dwelling house and six acres of land by original grant.

Is this house the same that Daniel Ringe bought in 1648? I cannot believe it, though the deeds are continuous. The question of identity, which was stated in the beginning of this series of papers, is well illustrated in this case. The probability of such extreme antiquity is very slight. Judging from its architecture, Dr. Lyon be-

lieves this house was built near the beginning of the last century.

THE HOVEY HOUSE.

The ancient Hovey house, last used as a barn by Mr. Foss, but, unfortunately, now a thing of the past, is generally assumed to have been built in 1668, because Daniel Hovey was granted permission to fell trees "for a house" that year. More pertinent evidence is the grant of the previous year, 1667, to Daniel Hovey, "to fell timber for a ——— and repaying his house." A house that needed repairing in 1667 is not likely to have defied the tooth of Time for two hundred and twenty-seven years longer, and then, still stout and strong, have suffered destruction only by fire.

THE REGINALD FOSTER ESTATE.

The same question of identity confronts us in the fine old mansion, now owned by Mr. Daniel S. Burnham, on Water street. The pedigree of this property is beyond question. Charlotte Burnham, wife of Abraham, purchased half of it in 1862, from Enoch P. Fuller. He bought it of Nathaniel Fuller in 1840. Fuller purchased from Thomas Dodge in 1796, Dodge from John Holland in 1792, Holland from John Harris in 1778. Richard Sutton and Elizabeth, his wife, sold Abner Harris, shipwright, the southwest end of the dwelling house, "late our honored grandfather's, Jacob Foster deceased," in 1758. Jacob Foster, father of this Jacob, I presume, received it from Reginald Foster. Reginald Foster bought of Roger Preston in 1655, a house and land reaching from the present Green street to Summer street.

Again, I cannot believe this house identical with the house of 1655, but make no assertion as to its probable age.

THE NORTON - COBBETT HOUSE.

This fine old mansion, venerable in its architecture, hallowed with its association with the great and good men of the early days, has long been counted the most historic house of Ipswich, and possibly the oldest. An honest desire to establish its antiquity, and confirm its legendary renown, impelled me to very careful study of every document that I could discover. To my own chagrin, the conclusion, to which candor has impelled me, divests the old landmark of all its poetry, and much of its age. A review of the grounds leading to this may not be uninteresting to those that have the love of antiquarian lore.

In the year 1638, Thomas Firman sold Rev. John Norton a house and lot "which said lot was granted first unto Mr. John Fawne in the year 1634," and by him sold to Firman. The boundaries given locate the property unmistakably.

In this house, or a better one of his own building, Mr. Norton dwelt until he resigned his pastorate and removed to Boston as the successor of Rev. John Cotton. His successor, Rev. Mr. Cobbett, occupied his house and eventually purchased it. At his decease, the estate became the property of his widow. In 1696, his son John sold the house and three acres of land for £70 to Major Francis Wainwright, who owned the Robert Payne estate adjoining.

After a few months ownership, Major Wainwright sold to John Annable "Taylor" for £24 — "A house that was formerly in the tenure of John Cobbett, late of Ipswich.

with the land on which said house standeth, and also all the land before the said house to the street, together with four foot breadth from the said house at the western end thereof, and four foot breadth northerly from said house, and four foot easterly from said house, these three points all bounded by said Wainwright's land and southerly by the Highway or Street, the westerly line that comes to said street to take in but half the well, and the easterly line to run straight from four foot of from the said house to the said street." March 9, 1696-7.

Evidently Major Wainwright retained the land that originally belonged with the house, and a few years later he sold to Matthew Perkins, land and the orchard upon it, "bounded by John Baker's land on the East, the Highway on the South, the land of John Annible and said Wainwright on the West, as the old wall formerly stood, the land of Wainwright on the North, as the wall stands, also the common right bought of John Cobbett." October 11, 1701.

The Perkins property thus lay between the old Cobbett house and Baker's.

The Cobbett house with its four feet of land on three sides was sold by Annable to William Stone for £35 with Wainwright on three sides and half of the well, etc. March 16, 1701.

Stone sold his house with one-quarter of an acre to Robert Holmes, tailor, for £40, bounded easterly by Capt. Matthew Perkins, west and north by Wainwright. January 20, 1710-11.

Stone had bought of Wainwright "3 foot in front next ye street joining on the westerly side of the land he bought of John Annable and to run until it comes to nothing at the north corner of said line," for £3, 12s. This he assigned to Holmes on the same date, so that the western

line was now seven feet from the house on the front, and included the whole well.

Robert Holmes sold his son Robert Holmes, junior, taylor, "a certain parcel of land on the South East side of my homestead, beginning at ye easterly corner next Capt. Matthew Perkins his homestead and from there to extend North West 15 feet into my homestead, from thence to run on a straight line keeping equal distance from Perkins's land to ye country road, and up said road Southerly to ye corner of said Perkins's homestead, and by said Perkins's homestead to ye bound first mentioned, as also all my right, title and interest in ye new end of ye dwelling house standing on said bounded premises." February 20, 1732-3.

In accordance with the terms of his father's will Robert Holmes, junior, succeeded to the whole estate at his mother's death. He enlarged the estate by purchasing of Thomas Staniford, innholder, for £3, a small piece of land adjoining the northeast side of the homestead of Robert Holmes, late of Ipswich, deceased, about three rods, bounded south by homestead, southwest and northwest by Staniford, northeast by land of widow Esther Perkins. April 10, 1742.

Administration was granted on the estate of Robert Holmes to Samuel and Abigail Heard, September, 1776.

"Samuel Heard, cordwainer, and Abigail, his wife, being the only child and heir of Robert Holmes, late of Ipswich, Taylor," for £33, 6, 8, sell "Nathaniel March, Taylor, a dwelling house, with small parcel of land under and adjoining, part of the real estate of our honored father, beginning at Southeast corner by land of Abraham Caldwell, thence by said Caldwell's land easterly, 6 rods and 10 feet, thence northerly by land of Capt. Thomas Staniford, one rod, eleven feet and a half, thence westerly on

land of the said Abigail Heard 6 rods 10 feet, and thence southerly one rod, $9\frac{1}{2}$ feet by Highway, also the privilege of using the well on the other part of deceased real estate." March 1, 1777.

Nathaniel March sold to Nathaniel March, junior, for \$900, the house and fifteen rods of land, bounded southeasterly by Daniel Russell six rods ten feet, northerly by Staniford one rod eleven and one-half feet, westerly by Abigail Heard six rods ten feet, southerly by highway one rod nine and one-half feet, with privilege of using the well on said Abigail's land; Nathaniel and Elizabeth, his wife, to have the privilege of the use of the northwest room of said house, during their natural life. November 21, 1796.

The portion of the Holmes property, which Samuel and Abigail Heard reserved when they sold the house to March, was sold by them to Samuel Heard, junior, and Ebenezer, beginning at the north corner on land of heirs of Staniford on the street, southerly by street one rod nine and one-half feet, to land of Nathaniel March, easterly on March's land six rods ten feet, northerly by Staniford's land one rod seven and one-half feet, westerly on Staniford's land six rods ten feet. May 19, 1803. Samuel, junior, and Ebenezer Heard sold this plot, "part of garden spot formerly owned by Nathaniel March," for \$30 to Elizabeth March. April 8, 1808.

Nathaniel and Hannah March sold to Daniel Russell for \$80 "a certain dwelling house with land under and adjoining containing 15 rods, beginning at the south corner by highway and land of Daniel Russell, thence north west by said highway 1 rod 9 feet and $\frac{1}{2}$ to land of Elizabeth March, thence northeasterly by Elizabeth's land 6 rods and 10 feet to land of heirs of Thomas Staniford, thence south easterly 1 rod $11\frac{1}{2}$ feet to land of Russell, south-westerly by land of Russell 6 rods 10 feet to Highway,

being the same I purchased of my late father, Nathaniel March by deed November 21, 1796," and on the same day Elizabeth March sold the garden spot adjoining to Russell for \$40.

Daniel Russell sold his son, Foster Russell, for \$76 "a certain piece or parcel of land situate, lying and being in Ipswich aforesaid, formerly owned by Nathaniel March, deceased, containing 14 rods more or less, beginning at the southerly corner thereof by the highway and my own land, thence running north westerly 38 feet to land owned by the Methodist Society, thence by land of said Society to land of Dr. Thomas Manning, thence south easterly by Manning 36 feet to my own land, thence south westerly by my own land to highway." August 30, 1833.

Thus there is not a link lacking in the chain. From Firman and Norton, we trace the ownership of the house, through Cobbett, Wainwright, Annable, Stone, the Holmeses, and the Marches to Daniel Russell. Russell bought the house and land in 1818. In 1833, he sold the land to Foster Russell, but there is no mention of any house. Evidently it had disappeared.

But what of the old house still standing?

It is well remembered that Richard Sutton owned the southeast half of this dwelling, and Daniel Russell the northwest half. Russell bought his half of Abraham Caldwell of Beverly in 1796, bounded northwesterly partly on land of Nathaniel March, southeasterly on land of Richard Sutton.

Caldwell purchased of Samuel Sawyer in 1772, Robert Holmes abutting on the northwest. Ephraim Kindall bought this half of Jonathan Newmarsh in 1768, who bought of Benjamin Brown in 1762. Brown acquired it in 1754, by purchase, of William Dodge, of Lunenburg, and Esther, his wife, and Samuel Williams, junior.

Dodge's deed recites that the line of division beginning at a stake by land of Robert Holmes, extends to a stake standing in the middle of the homestead of Capt. Matthew Perkins, late of Ipswich, thence southwesterly to a stake, thence northwesterly twenty-two feet through the middle of the curb of the well to a stake standing near, thence southwesterly through the dwelling house and middle of the chimney to the street, with one-half the dwelling, with all privileges, etc., settled by a Commission appointed and empowered by the Court of Probate to divide the estate of said Matthew Perkins to and among his two daughters, Esther Harbin and Mary Smith, according to his will. Williams sold the interest he bought of William Harbin.

Among the filed papers relating to the estate of Capt. Matthew Perkins, we find the divisions of the real estate between Esther Harbin and Mary Smith in 1749. Esther received the northwest half, the division line being defined word by word as in the deed of Dodge to Brown. Mary received the southeast half. Esther left her estate to her four children to whom it was apportioned in 1752. Her heirs sold to Brown.

Capt. Matthew Perkins, we observed at the beginning, bought the Norton-Cobbett orchard in 1701. Between that date and 1709, he built the house, for in the latter year he gave his son Matthew his former homestead, lower down the street.

The present old house is, therefore, Capt. Matthew Perkins' mansion, and the Norton-Cobbett house stood very near on the northwest side, but has long since disappeared.

Every item of evidence corroborates this identification. The successive deeds of the old Cobbett property mention Captain Matthew, the widow Esther Perkins, Abra-

ham Caldwell and Daniel Russell as eastern abutters. The deeds of the present house mention Holmes and March as western neighbors. The well of the present house is precisely where the deeds locate it; the Cobbett well was on the west side of the house. This house stands near the road; the other must have stood back somewhat, as the land covered by the house with only four feet on each of three sides and the frontage measured about a quarter of an acre.

The present Foster Russell house, by the measurements of the deeds, occupies a part of the site of the old one. Finally, Mrs. Susan Lakeman, the daughter of the late Daniel Russell, was born in the Perkins' mansion in 1815. She remembers distinctly that it was always said that her father tore down an old house close by in 1818, called "the March house." In that year he bought the property of Nathaniel March.

As to the old Cobbett well, it is beyond question identical with the well that still remains in the cellar of the Foster Russell house, which served as a public watering place for many years, I am informed, before the house was built, and still supplies Mr. Augustine Spiller by a pipe that pierces the cellar wall.

THE JOHN POTTER HOUSE.

The well-preserved old mansion beneath the spreading elms on the corner of East street and "Hog Lane," as the ancient nickname was,— "Brooke Street" as it is recorded in the old deeds,—is of much interest.

This lot was owned in 1648 by Francis Jordan, the town-whipper, whose gruesome business it was to wield the lash and lay it smartly upon the backs of evil-doers,

at the public whipping-post. In 1655, there was a house here, occupied by Jeffrey Skelling or Snelling, a man of questionable character, who tasted the lash more than once. I can hardly believe that a man of his proclivities was likely to occupy so fine a house.

Richard Belcher of Charlestown sold, to John Potter, for £88, in 1708, the two acres in this corner, with all the buildings, including the "old house, new out-houses, etc." The mention of an "old house" at this date renders it very improbable that the present building was then in existence.

A few years ago, the slope of the hill on the east side of the present house was dug away, and an old cellar was disclosed. Two old spoons of a style in vogue prior to 1700 were found. Very likely this was the site of the old Francis Jordan property, and John Potter probably built the present mansion subsequent to 1708.

SOME OLD HIGH-STREET DWELLINGS.

A few more old mansions, on High street, must not be overlooked. Here again that question of identity disturbs us in the case of the old Caldwell house.

Richard Betts sold to Cornelius Waldo, for £30, his dwelling house, land, etc., in 1652. Waldo sold the same property to John Caldwell, in 1654 for £26. John Caldwell's estate, about the year 1692, was inventoried, the house, land at home and three acres of other land at £109. This three-acre lot is probably identical with the "four acres, be it more or less, within the Common fields, neare unto Muddy River," which he bought of William Buckley, and which Buckley had bought for £7 of Thomas Manning in 1657. The homestead was valued, then, at

about a hundred pounds sterling. Caldwell bought it for £26, occupied it some forty years, and left it worth £100. It has been said that record remains of enlargement, etc., but repairs and enlargement sufficient to enhance the value nearly four times must have been very destructive of the original Waldo house, I fear. It is more likely that Caldwell built the present house, and its architecture points to the latter years of the seventeenth century as the time of its erection.

The fine mansion, lately purchased and improved by Mr. John B. Brown, is the colonial home Rev. Nathaniel Rogers built for himself in 1727-8.

The very old house, the home of Mr. Caleb Lord, until his death, and its larger neighbor, the old Jacob Manning house, afford a very fascinating study. Mr. Lord informed me that this house was owned by his father, "Capt. Nat.," and his predecessor was "Deacon Caleb." Caleb Lord, Hatter, and Daniel Low, bought it with eighteen rods of land in 1751, of Job Harris. Harris bought the dwelling, barn, and two and three-fourths acres of land of Rev. Jabez Fitch, when he left the pastorate of the Ipswich First Church in 1727 and went to Portsmouth. There was at this time but one dwelling on this goodly lot of nearly three acres. Harris sold Caleb Lord the house, etc., "at the north corner of the homestead," but he resided still in another house on the same lot and, in 1770, bequeathed his son John the southerly half of his dwelling. The other heirs sold out to John in 1772. John Harris sold to the town, in 1795, about two acres with the buildings. This purchase was made to secure a Poor-house, and considerable changes were made then and later to fit it for its new use. Mr. Caleb Lord remembers that the door was on the end toward the street.

When the town purchased the present Poor Farm, this property was sold to Jacob Manning, jr., in May, 1818.

The deed describes it, as the work-house and land, "beginning at the corner of Nathaniel Lord's land, 12 feet 1 inch from his shop, on said High street East to land of heirs of James Harris deceased, Westerly 5 rods 12½ links to land this day conveyed to Lord, *i. e.* wood house and turf or peat house, and the pump with the rigging and gear thereto belonging, also reserving to John Lord 4th, liberty to remove the building called the pest house and chimney and underpinning stones."

This is the large house on the south corner of Manning street. I think that Job Harris built it for his new residence and then sold the older Fitch house to Caleb Lord. This surmise is confirmed by the purchase that Mr. Fitch made of about four rods of land on the back side of his house from Francis Young in 1708. It was a piece one rod wide from the land or house of Mr. Fitch, and extended in a straight line one rod broad to the northerly end of his barn or woodhouse. This shows that the Fitch house occupied the extreme corner of the lot. This land may have been needed for the enlargement that has been made on this side. Mr. Fitch bought the house with an acre and a half of land of William Payne and his wife Mary, the only daughter of William Stewart, deceased, in the year 1704, for £150. In 1719, he enlarged the lot by purchasing an acre of Thomas and Alexander Lovell fronting on the street and joining his land on the south.

Stewart bought of Roger Derby, who had removed to Salem in 1692. Derby or Darby bought a house and two acres of Philip Fowler in 1672, and in 1652 John Hassell owned a house here. Hassell was the original grantee. Again the query arises, who was the builder of the present decrepit dwelling? Certainly it was owned by Job Harris and there is no reason for doubting Fitch's ownership, or even Stewart's. Beyond Stewart, or possibly Derby, I

do not venture, but there is no absolute limit, save that it is incredible that it was Hassell's original house.

I wonder if Stewart occupied this house before he bought it? If he did, peculiar interest attaches to the narrative of John Dunton, a book pedler, who visited Ipswich, in the course of his saddle-bag peregrinations, in 1685 or 1686. In any event, the gossip description of the Stewarts will not be unwelcome. Dunton wrote to his wife, minutely enough to satisfy her womanly curiosity, after this fashion :

"My Landlady, Mrs. Wilkins, having a sister at Ipswich which she had not seen for a great while, Mrs. Comfort, her daughter (a young gentlewoman equally happy in the perfections both of her body and mind), had a great desire to see her aunt, having never been at her house, nor in that part of the country; which Philaret having a desire to see, and being never backward to accomodate the Fair Sex, profers his service to wait upon her thither, which was readily accepted by the young lady, who felt herself safe under his protection. Nor were her parents less willing to trust her with him. All things being ready for our ramble, I took my fair one up behind me and rid on our way, I and my Fair Fellow Traveller to Mr. Steward's whose wife was Mrs. Comfort's own Aunt: whose Joy to see her Niece at Ipswich was sufficiently Expressed by the Noble Reception we met with and the Treatment we found there; which far outdid, whate'er we could have thought. And tho myself was but a stranger to them, yet the extraordinary civility and respect they shewed me, gave me reason enough to think I was very welcome. It was late when we came thither, and we were both very weary, which yet would not excuse us from the trouble of a very splendid supper, before I was permitted to go to bed; which was got ready

in so short a time as would have made us think, had we not known the contrary, that it had been ready provided against we came. Though our supper was extraordinary yet I had so great a desire to go to bed, as made it to me a troublesome piece of kindness. But this being happily over, I took my leave of my Fellow Traveller, and was conducted to my apartment by Mrs. Stewart herself, whose character I shant attempt to-night, being so weary, but reserve till to-morrow morning. Only I must let you know that my apartment was so noble and the furniture so suitable to it, that I doubt not but even the King himself has oftentimes been contented with a worser lodging.

"Having reposed my self all night upon a bed of Down, I slept so very soundly that the Sun, who lay not on so soft a bed as I, had got the start of me, and risen before me; but was so kind however as to make me one of his first visits, and to give me the BON JOUR; on which I straight got up and dressed myself, having a mind to look about me and see where I was: and having took a view of Ipswich, I found it to be situated by a river, whose first rise from a Lake or Pond was twenty miles up, breaking of its course through a hideous swamp for many miles, a harbor for bears; it issueth forth into a large bay, where they fish for whales, due East over against the Island of Sholes, a great place for fishing. The mouth of that river is barred. It is a good haven town. Their Meeting House or church is built very beautifully. There is a store of orchards and gardens about it, and good land for Cattel and husbandry.

"But I remember I promised to give you Mrs. Stewards Character, & if I hadn't yet gratitude and justice would exact it of me. Her stature is of a middle size, fit for a woman. Her face is still the magazine of beauty, whence she may fetch artillery enough to Wound a thousand lov-

ers ; and when she was about 18, perhaps there never was a face more sweet and charming — nor could it well be otherwise, since now at 33, all you call sweet and ravishing is in her Face ; which it is as great a Pleasure to behold as a perpetual sunshine without any clouds at all ; and yet all this sweetness is joined with such attractive vertue as draws all to a certain distance and there detains them with reverence and admiration, none ever daring to approach her nigher, or having power to go farther off. She's so obliging, courteous and civil as if those qualities were only born with her, and rested in her bosom as their centre. Her speech and her Behaviour is so gentle, sweet and affable, that whatsoever men may talk of magick there in none charms but she. So good a wife she is, she frames her nature to her husband's : the hyacinth follows not the Sun more willingly, than she her husband's pleasure. Her household is her charge. Her care to that makes her but seldom a non-resident. Her pride is to be neat and cleanly, and her thirst not to be Prodigal. And to conclude is both wise and religious, which makes her all I have said before.

"In the next place I suppose yourself will think it reasonable that unto Mrs. Stewards I should add her husband's Character : whose worth and goodness do well merit. As to his stature tis inclining to tall : and as to his aspect, if all the lineaments of a sincere and honest hearted man were lost out of the world, they might be all retrieved by looking on his face. He's one whose bounty is limited by reason, not by ostentation ; and to make it last he deals discreetly ; as we sowe our land not by the sack but by the handful. He is so sincere and upright that his word and his meaning never shake hands and part, but always go together. His mind is always so serene that that thunder but rocks him asleep which breaks other men's

slumbers. His thoughts have an aim as high as heaven, tho their residence be in the Valley of an humble heart. He is not much given to talk, tho he knows how to do it as well as any man. He loves his friend, and will do anything for him except it be to wink at his faults, of which he will be always a severe reprovcr. He is so good a husband that he is worthy of the wife he enjoys, and would even make a bad wife good by his example.

"Ipswich is a country town not very large, and when a stranger arrives, tis quickly known to every one. It is no wonder then that the next day after our arrival the news of it was carried to Mr. Hubbard, the Minister of the town, who hearing that I was the person that had brought over a great Venture of Learning, did me the honor of making me a visit at Mr. Steward's, where I lay, and afterwards kindly invited me and my fellow traveller to his own house, where he was pleased to give us very handsome entertainment. His writing of the History of Indian Warrs shews him to be a person of good parts and understanding. He is a sober, grave and well accomplished man—a good preacher (as all the town affirm, for I didn't hear him) and one that lives according to his preaching.

"The next day I was for another Ramble in which Mr. Steward was pleas'd to accompany me. And the place we went to was a town call'd Rowley, lying six miles North-East from Ipswich, where most of the Inhabitants had been Clothiers. There was that Day a great Game of Foot Ball to be playd, which was the occasion of our going thither: There was another Town that playd against them, as is sometimes Common in England: but they played with their bare feet which I thought was very odd: but was upon a broad Sandy Shoar free from Stones, which made it more easie. Neither were they so apt to trip up

one anothers heels, and quarrel as I have seen em in England."

With this bit of romance, I conclude my present study of the old houses of Ipswich. Many more remain to be investigated, and unsuspected rewards may await the diligent student. In due time I hope every old dwelling will have its history carefully written.

My aim has been not so much to exhaust the field, for this is impossible, nor to pronounce final judgments, as to illustrate the only sure way of approximating the truth. The work must be done cautiously and candidly, with a mind open to the truth, however sharp the conflict with cherished traditions or deeply seated prejudices. Resort must always be made to original documents. Regard must be had to inherent probabilities. Results obtained by the application of this method may fairly be considered a contribution to the permanent history of our town.

The conclusion to which we must come is that many houses are not as old as they have been thought; that many substantial houses have passed away; that the history of one house is very easily transferred to another; that tradition is very unhistoric; that definite decision is impossible in many cases; but that, after all allowance is made, a remarkable number of ancient dwellings, still in use, were built in the earlier half of the last century, and a few remain from the closing decades of the seventeenth century, which were built before all the pioneers who knew Winthrop, and cleared the wilderness and built the town, had passed away.

INDEX OF HOUSES,

WITH NAME OF PRESENT OWNER, OR THAT, BY WHICH IT IS
COMMONLY KNOWN.

	PAGE
Abbey, Joseph, house,	213, 214
(Mr. Wesley K. Bell's old house)	
Appleton, Col. John.	205
(Mr. Geo. D. Wildes's residence)	
Appleton, Joseph,	220
Baker, Joseph,	208
Baker, Samuel N.,	211
Boynton, Warren,	211
(Ross Tavern)	
Brown, John B.,	235
Burnham, Daniel S.,	226
Caldwell, John,	234
Campbell, Chas. A.,	197
Choate, Col. John,	220
Dana, Rev. Joseph,	219
(Mr. Frank T. Goodhue's residence)	
Dean,	213
Donnton, Wm.,	200
Dunton's, John, narrative,	237-241
Fitts, Isaac.	214
(Souther house)	

	PAGE
Foot-Bridge,	212
Foster, Reginald,	226
(Mr. Dan. S. Burnham's residence)	
Fuller, Nath.,	214
(Mrs. Susan Trow's late residence)	
Goodhue, Frank T.,	219
Howard, Wm.,	225
Hovey, Daniel,	226
Jones, Wm.,	215
(Mr. Edward Ready's residence)	
Kinsman, Wm,	201
Lord, Dea. Caleb,	235
Lord, Jonathan,	215
Manning, Dr. Joseph,	215
(Mr. Josiah Stackpole's residence)	
Mill, Garden,	203
Norton-Cobbett, so called,	227-233
Norton, Dea. Thos.,	216, 217
Poor, house, High St.,	235
(Jacob Manning house)	
Potter, John,	233
Potter, Mrs. Rhoda B.,	218
Proctor, John,	209
Ready, Edward,	215
Rogers, Rev. Nath.,	235
(Mr. John B. Brown's residence)	
Ross Tavern,	211

INDEX.

iii

	PAGE
Saltonstall, Richard,	202, 203, 216
South Burying Ground.	221, 222
South Common,	223, 224
Souther, Timothy,	214
Sparks's Ordinary,	206
Stackpole, Josiah.	215
Training-field,	222
Treadwell Tavern,	208
(Joseph Baker house)	
Trow, Mrs. Susan,	214
Wade, Col. Nath.,	218
Wainwright, Christian,	209
Wells, Thos.,	211
Whipple, John,	202
(called the Saltonstall house)	
Wildes, Geo. D.,	205
Winthrop, John (so-called),	224
Younglove, Samuel, Senior,	210

4903

